

043.0

0007

0025.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,171,600 / 1,171,600

APPRAISED:

1,171,600 / 1,171,600

USE VALUE:

1,171,600 / 1,171,600

ASSESSED:

1,171,600 / 1,171,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65-71		BEACON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NELSON DENISE M/TRUSTEE	
Owner 2: PHOENIX REALTY TRUST	
Owner 3:	
Street 1: 39 WRIGHT DRIVE	
Street 2:	

Twn/City: MARLBOROUGH	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 01752	Type:
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PREVIOUS OWNER
Owner 1: NELSON DENISE M -
Owner 2: -
Street 1: 39 WRIGHT DR
Twn/City: MARLBORO
St/Prov: MA
Cntry
Postal: 01752

NARRATIVE DESCRIPTION	
This parcel contains .258 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Asbestos Exterior and 4336 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Use Notes

111 Apts. 4-8	11250	Sq. Ft.	Site	0	80.	0.67	1														

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct
111	11250.000	565,600			606,000	1,171,600				30905
										GIS Ref
										GIS Ref
										Insp Date
										11/23/18

PREVIOUS ASSESSMENT								Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 30905
2022	111	FV	565,600	0	11,250.	606,000	1,171,600		Year end	12/23/2021	Prior Id # 2:
2021	111	FV	565,600	0	11,250.	606,000	1,171,600		Year End Roll	12/10/2020	Prior Id # 3:
2020	111	FV	535,800	0	11,250.	606,000	1,141,800	1,141,800	Year End Roll	12/18/2019	Prior Id # 1:
2019	111	FV	479,500	0	11,250.	643,900	1,123,400	1,123,400	Year End Roll	1/3/2019	Prior Id # 2:
2018	111	FV	479,500	0	11,250.	469,700	949,200	949,200	Year End Roll	12/20/2017	Prior Id # 3:
2017	111	FV	449,200	0	11,250.	409,100	858,300	858,300	Year End Roll	1/3/2017	ASR Map:
2016	111	FV	449,200	0	11,250.	348,500	797,700	797,700	Year End	1/4/2016	Fact Dist:
2015	111	FV	403,800	0	11,250.	340,900	744,700	744,700	Year End Roll	12/11/2014	Reval Dist:

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
NELSON DENISE M	63283-491		2/18/2014	Convenience		1	No	No		6/25/2019	I & E Return	JO	Jenny O
NELSON DENISE M	62174-398		7/3/2013	Convenience		1	No	No		11/23/2018	MEAS&NOTICE	HS	Hanne S
VALENTE ALEXAND	26050-505		2/14/1996		310,000	No	No	Y		4/1/2016	I & E Return	MM	Mary M
										4/1/2009	Measured	201	PATRIOT
										2/17/2000	Mailer Sent		
										2/17/2000	Measured	197	PATRIOT
										4/10/1996		PM	Peter M

BUILDING PERMITS														ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	Sign:	VERIFICATION OF VISIT NOT DATA	/	/	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 20 - Apts 4-8		Full Bath: 4	Rating: Average														
Sty Ht: 2 - 2 Story		A Bath: 1	Rating:														
(Liv) Units: 4	Total: 4	3/4 Bath: 1	Rating:														
Foundation: 3 - BrickorStone		A 3QBth: 1	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating:														
Prime Wall: 5 - Asbestos		A HBth: 1	Rating:														
Sec Wall: 11 - Asphalt	50 %	OthrFix: 1	Rating:														
Roof Struct: 4 - Flat		OTHER FEATURES															
Roof Cover: 4 - Tar & Gravel		Kits: 4	Rating: Average														
Color: GREY/RED		A Kits: 1	Rating:														
View / Desir:		Frl: 1	Rating:														
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C - Average		CONDOS INFORMATION															
Year Blt: 1880	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	4	4	2										
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	26.4 %	Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				TOTALS				NET VAL			
Subfloor:		Basic \$ / SQ: 140.00		Rate	Parcel ID	Typ	Date	Sale Price	4	16	8						
Bsmnt Gar:		Size Adj.: 0.89215863															
Electric: 3 - Typical		Const Adj.: 0.91674733															
Insulation: 2 - Typical		Adj \$ / SQ: 114.504															
Int vs Ext: S		Other Features: 194500															
Heat Fuel: 1 - Oil		Grade Factor: 1.00															
Heat Type: 5 - Steam		NBHD Inf: 1.00000000															
# Heat Sys: 4		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 768487			Juris. Factor:			Before Depr: 114.50									
% Com Wal	% Sprinkled	Depreciation: 202881			Special Features: 0			Val/Su Net: 85.65									
		Depreciated Total: 565606			Final Total: 565600			Val/Su SzAd: 130.44									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 043.0-0007-0025.0																	
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																